

Connelly Yeoman



**40 KINNAIRD STREET
ARBROATH DD11 4EE**

**MID TERRACED
VILLA**



- Bright and spacious Mid Terraced Villa
- Located in a popular residential area close to the town centre amenities and services
 - Gas Fired Central Heating, Double Glazing, great storage facilities
- Rear garden with with shared access gate and residents' car parking area closeby



OFFERS OVER
£120,000

Property Description

This attractive, bright and airy, MID TERRACED VILLA is ideally situated within a popular residential area close to the town centre amenities and services. The property offers spacious, well proportioned accommodation over two floors and enjoys the benefits of Gas fired central heating, Double glazing and has great storage facilities. Externally, to the rear of the property is a garden area with a shared access gate; shared steps down into the garden area; a rear access gate and bin store area, leading out to residents' car parking area to the rear of the building, a lovely grassed and leafy outlook.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, REAR HALLWAY, KITCHEN; **UPPER FLOOR:-** SHOWER ROOM, 2 DOUBLE BEDROOMS.

ENTRANCE HALLWAY: Enter via the front entrance door from the street into the welcoming Hallway area; attractive tiled floor; staircase leading to the upper floor accommodation.

LOUNGE: Approx. 14'4 x 12'6. A well proportioned Lounge, with a large front-facing window; wood-effect flooring; CH Radiator.

REAR HALLWAY: A door leads off the Lounge into a Rear Hallway, where there are two large storage cupboards, the first of which houses the electric meters, etc., with fitted shelving, ideal for household items, and measuring 5'11 x 3'5. Wood-effect vinyl flooring. Coat hooks. External rear access door out to the garden area.

KITCHEN: Approx. 13'3 x 10'8. The Kitchen is a good space, fitted with a range of base and wall mounted storage units in a limed oak wood grain/veneer and work surfaces in black; stainless steel sink; free-standing cooker with an electric hob and double ovens below; large rear-facing window; gas central heating boiler is located in the kitchen. CH Radiator.



UPPER FLOOR: Landing area at the top of the stairs; ceiling hatch access into the floored loft space.

SHOWER ROOM: Approx. 6'10 x 5'6. Comprising a two piece white bathroom suite and a large, walk-in disability shower area with full wet wall panel finish; large high-level window with a deep display window sill area; CH Radiator.

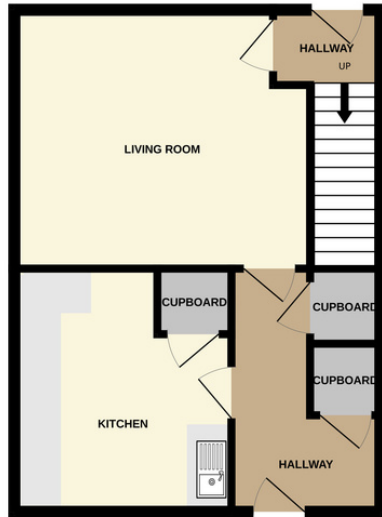
BEDROOM 2: Approx. 12'4 x 10'6. A bright and spacious second Bedroom, with a large rear-facing window; CH Radiator.

BEDROOM 1: Approx. 14'3 (at longest) x 12'4. This is the main Bedroom, a spacious room with a large front-facing window; two built-in cupboards, one of which is a walk-in wardrobe/dressing room which measures approx. 6'1 x 5'10 and has a front-facing window and laminate flooring; the other cupboard measures approx. 6' x 3'4. CH Radiator.

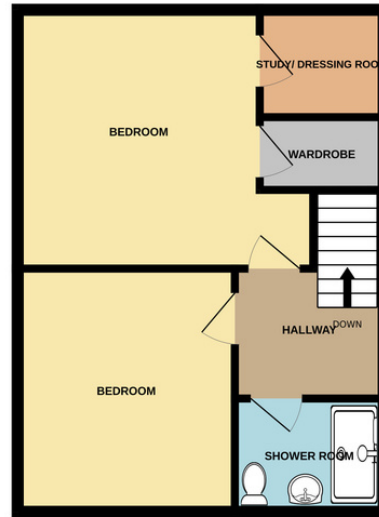


Property Professionals

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.

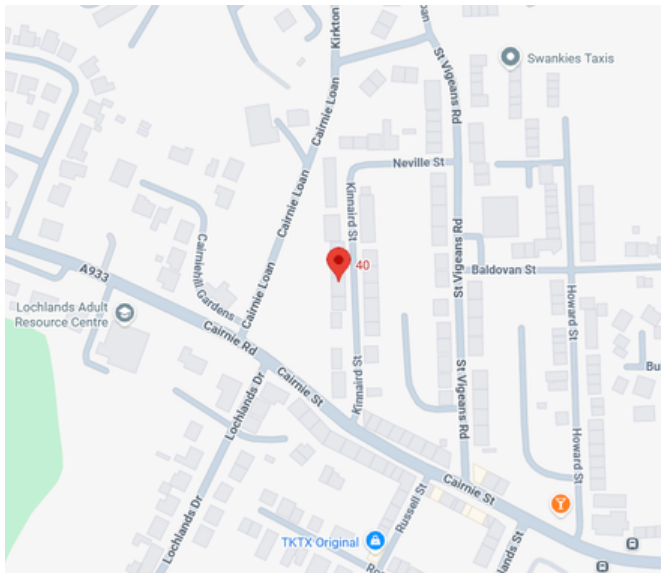


1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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tspc

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